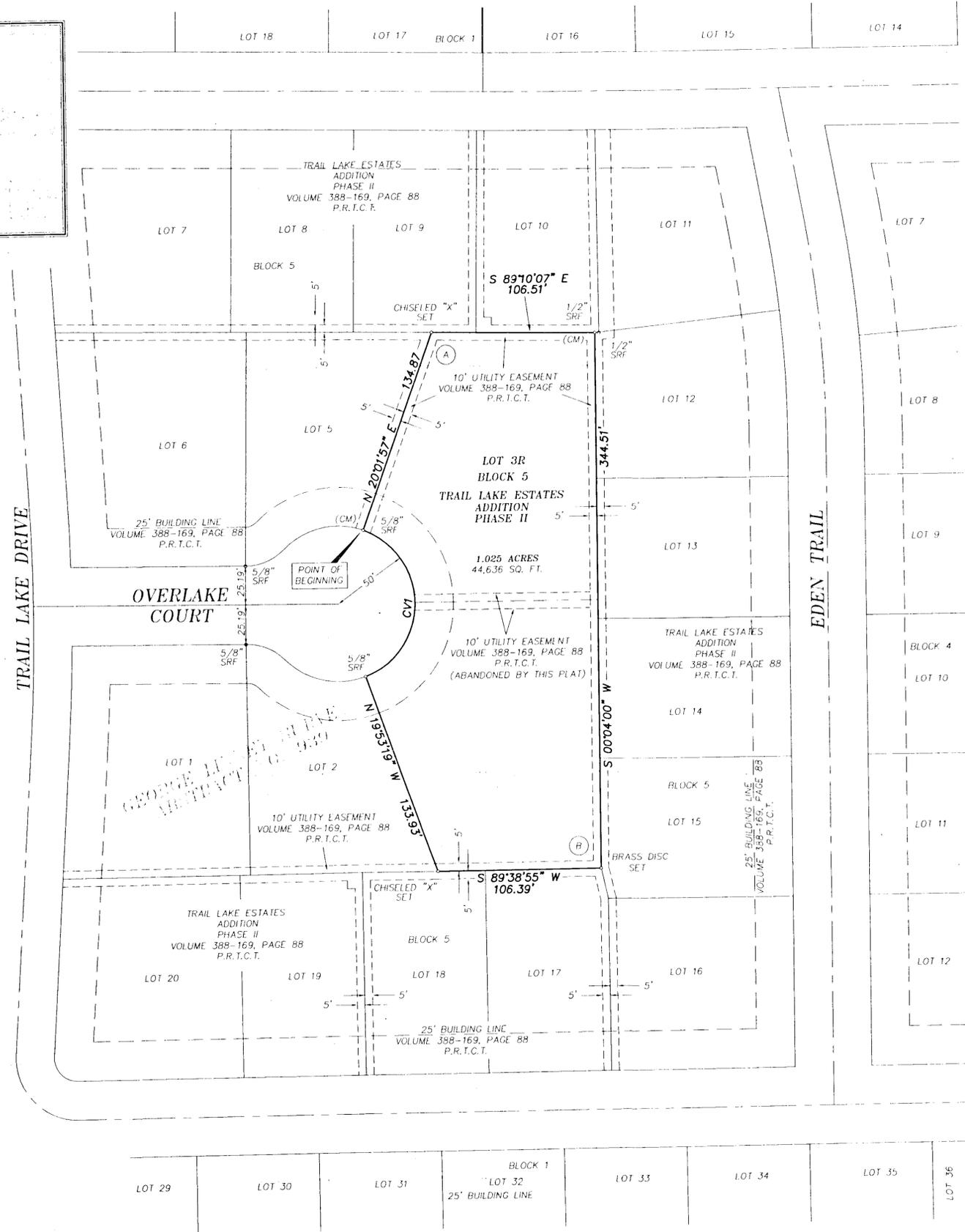
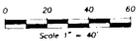
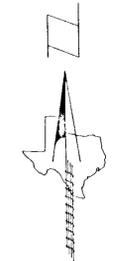


LOCATION MAP  
SCALE 1" = 2000'



STATE OF TEXAS }  
COUNTY OF TARRANT }

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS, we Andrew Chesney and wife Deborah Chesney are the sole owners of a 1.025 acre tract of land situated in the George Linney Survey, Abstract No. 939, in the City of Euless, Tarrant County, Texas, according to the Deeds recorded under instrument number D207238992 and D209092680 of the Deed Records of Tarrant County, Texas, and being more fully described as follows:

BEING a 1.025 acre tract of land comprised of Lots 3 and 4, in Block 5 of Trail Lake Estates Addition, Phase II, an addition to the City of Euless, Tarrant County, Texas as shown on the Plat recorded in Volume 388-169, at Page 88 of the Plat Records of Tarrant County, Texas more fully described as follows:

BEGINNING at a 5/8-inch steel rod found for corner on the curving northerly right-of-way line of Overlake Court and being the south common corner between Lots 4 and 5, in Block 5 of Trail Lake Estates Addition, an addition to the City of Euless, as shown on the Plat recorded in Volume 388-169, at Page 88 of the Plat Records of Tarrant County, Texas;

THENCE North 20 deg. 01 min. 57 sec. East, departing said Overlake Court and along the common line between said Lots 4 and 5, a distance of 134.87 feet to a chiseled "X" set for corner on a concrete wall;

THENCE South 89 deg. 10 min. 07 sec. East, departing said Lot 5 and along the north line of said Lot 4, a distance of 106.51 feet to a 1/2-inch steel rod found for corner;

THENCE South 00 deg. 04 min. 00 sec. West, a distance of 344.51 feet to a brass disc set in concrete for corner at the southeast corner of Lot 3, in Block 5 of said Trail Lake Estates Addition;

THENCE South 89 deg. 38 min. 55 sec. West, along the south line of said Lot 3, a distance of 106.39 feet to a chiseled "X" set in concrete for corner;

THENCE North 19 deg. 53 min. 19 sec. West, along the west line of said Lot 3, a distance of 133.93 feet to a 5/8-inch steel rod found for corner on the curving south right-of-way line of Overlake Court, being a non-tangent curve to the left having a central angle of 140 deg. 17 min. 10 sec., a radius distance of 50.00 feet, a chord distance of 94.06 feet and a chord bearing of North 00 deg. 12 min. 14 sec. West;

THENCE northerly along said curve to the left, an arc distance of 122.43 feet to the POINT OF BEGINNING;

and containing 1.025 acres or 44,636 square feet of land more or less.

Now therefore know all men by these presents:

That Andrew Chesney and Deborah Chesney, through the undersigned authority, does hereby adopt this plat designating the herein above described property as Trail Lake Estates, Phase II, an addition to the City of Euless, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon; and does hereby dedicate the easements shown on the plat for the mutual use and accommodation of all public utilities desiring to use, or using same, said dedication being free and clear of all liens and encumbrances, except as shown hereon. Andrew Chesney and Deborah Chesney, do hereby bind themselves, heirs, successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. No Buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

WITNESSED MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

Andrew Chesney  
(Owner)

Deborah Chesney  
(Owner)

To the best of my knowledge there are no liens against this property.

Andrew Chesney  
owner

Deborah Chesney  
owner

STATE OF TEXAS }  
COUNTY OF TARRANT }

BEFORE ME, the undersigned authority, on this day personally appeared Andrew Chesney known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public, in and for Tarrant County, Texas.  
My commission expires \_\_\_\_\_  
Printed Name: \_\_\_\_\_

STATE OF TEXAS }  
COUNTY OF TARRANT }

BEFORE ME, the undersigned authority, on this day personally appeared Deborah Chesney known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public, in and for Tarrant County, Texas.  
My commission expires \_\_\_\_\_  
Printed Name: \_\_\_\_\_

SURVEYOR'S CERTIFICATION

This is to certify that I, Michael Dale Linke, a registered professional land surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

Michael Dale Linke  
Registered Professional Land Surveyor No. 4508

Date: \_\_\_\_\_

NOTES:

- "Selling a portion of this Addition by metes and bounds is a violation of City ordinance and State law and is subject to fines and withholdings of utilities and building permits."
- Combined scale factor including elevation adjustment is 0.999878260.
- The rotation angle from plat bearing to grid bearing is 00 deg 21 min. 19 sec. left.
- Bearings as indicated hereon are based upon Trail Lake Estates Addition to the City of Euless, Tarrant County, Texas as recorded in Volume 388-169, at Page 88 of the Deed records of Tarrant County, Texas. Bearings are based on lots 3 and 4 in Block 5 and recovered monumentation.
- The purpose of this replat is to combine two(2) lots into one(1) lot, and to abandon a 10 foot wide utility easement.

REPLAT  
BLOCK 5, LOT 3R  
TRAIL LAKE ESTATES  
PHASE II  
BEING A REVISION OF TRAIL LAKE ESTATES,  
PHASE II, BLOCK 5, LOTS 3 & 4  
AS PREVIOUSLY FILED IN VOLUME 388-169,  
PAGE 88, TARRANT COUNTY PLAT RECORDS,  
AND BEING PART OF THE GEORGE LINNEY SURVEY  
ABSTRACT NO. 939, CITY OF EULESS,  
TARRANT COUNTY, TEXAS.

PREPARED: FEBRUARY 17, 2014  
NOT FOR FILING

CASE NO. \_\_\_\_\_

OWNER: PRISM SURVEYS, INC.  
REG. NO. 101325-00  
COMMERCIAL, RESIDENTIAL,  
BOUNDARY, TOPOGRAPHIC,  
TITLE & CONSTRUCTION SURVEYS  
P.O. BOX 181553  
1361 W. EULESS BOULEVARD, #112  
EULESS, TEXAS 76040  
(817) 540-8048

DRAWN BY: MDL PROJECT NO. 13-0134 SHEET 1 of 2

THIS PLAT RECORDED IN DOCUMENT NO. \_\_\_\_\_ DATE: \_\_\_\_\_ SCALE: 1" = 40' DATE: FEBRUARY 15, 2014 DATE OF LAST REVISION: \_\_\_\_\_

MAR 03 2014

S:\SURVEYS AND CHESNEY\TRAIL LAKE ESTATES\2014 PLAT.DWG 2/17/14 2:22pm

CURVE DATA TABLE

CURVE NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
CV1	140°17'10"	50.00'	122.43'	94.06'	N 00°12'14" W

PROPERTY OWNER INFORMATION

LOT/BLOCK	OWNER	RECORDING REFERENCE
14/1	EDUARDO ORO/CO etux DONNA	VOL. 12432, PG. 1117
15/1	MAZIE N. EDEN	VOL. 7124, PG. 1617
16/1	GARY SMITH etux GWINDOLYN	VOL. 10652, PG. 215
17/1	JAMES LOONEY Jr. etux SYLVIA	VOL. 10364, PG. 1438
18/1	JACK E. HILL	VOL. 7058, PG. 878
29/1	PERWALZ BAWA etux CYNTHIA	VOL. 12257, PG. 1996
30/1	JAMES SCHAARE etux JI ANNA SHIPLEY-SCHAARE	D210245716
31/1	SUSAN THOMPSON	VOL. 12460, PG. 1822
32/1	JEFFEREY MEIZNER etux ELLEN	D204316626
33/1	GREG GILLHAM etux CATHY	VOL. 13492, PG. 452
34/1	TOMMY STONI etux CASSIE	VOL. 9286, PG. 423
35/1	GARY MYERS etux DEBORAH	D213138431
36/1	JOSEPH KOENIG etux NANCY	VOL. 8121, PG. 289
7/4	IAN LE COLLMAN	VOL. 8484, PG. 751
8/4	WILLIAM LYTTON etux LAURA	VOL. 14390, PG. 893
9/4	CURTIS GENTRY etux PAISY	VOL. 10568, PG. 1593
10/4	BRUCE JOHNSON etux JAYNE	VOL. 13536, PG. 150
11/4	TUY NGUYEN etux NICOLE	VOL. 11606, PG. 1140
12/4	KENNETH JACKSON etux CHERYL	D210280507
1/5	KERRY MCOMBS etux NANCY	VOL. 8710, PG. 270
2/5	RONAL DAVIS etux VIRGINIA	VOL. 9584, PG. 655
3/5	ANDREW CHESNEY etux DEBORAH	D207238992
4/5	ANDREW CHESNEY etux DEBORAH	D209092680
5/5	SHAWN GETCHELL etux LORETTA	D209092587
6/5	SHAWN GETCHELL etux LORETTA	D209092589
7/5	SANDRA MISCHNIK	D204038461
8/5	CALVIN REYNOLDS etux SYLVIA	VOL. 13693, PG. 274
9/5	DAVID HARDING etux LISA G.	VOL. 11211, PG. 1648
10/5	KENNETH ALLEN etux ANNE F.	VOL. 13423, PG. 125
11/5	ALLIE CARLENE COOK	D213114762
12/5	GARY McKAMIE etux FAULA	D210168460
13/5	BERTON GRAHAM etux MIN-IZE	VOL. 10643, PG. 1786
14/5	JOSE MORENO etux SONYA	D205176153
15/5	GLORIA D. DAVES	D190075681
16/5	DAWN MICHELLE THOMPSON	D211175393
17/5	VINH X. DINH	VOL. 16547, PG. 284
18/5	RONALD YOUNG etux LINDA	D210001944
19/5	TIMOTHY NEWKIRK etux LESLIE	VOL. 14969, PG. 323
20/5	RONALD HUGHES etux CHARLOTTE	VOL. 7939, PG. 344

CITY OF EULESS  
ORD. 1564--WATER AND WASTE WATER  
IMPACT FEES  
FOR DEVELOPMENTS FOR WHICH THE FINAL PLAT IS  
RECORDED AFTER APRIL 9, 2013

METER or TAP SIZE DIAMETER	LIVING UNIT EQUIVALENCY FACTOR	WATER IMPACT FEE	SEWER IMPACT FEE
5/8" or 3/4"	1.00	\$1,477.90	\$524.70
1"	2.5	\$3,694.75	\$1,311.75
1 1/2"	5.0	\$7,389.50	\$2,623.50
2"	8.0-10.0	\$11,823.20	\$4,197.60
3"	16.0-24.0	\$15,469.60	\$5,592.80
4"	25.0-42.0	\$22,071.80	\$7,637.40
6"	50.0-92.0	\$35,966.80	\$12,722.40
8"	80.0-160.0	\$236,464.00	\$83,952.00

IMPACT FEES ARE BASED ON THE SIZE OF WATER METER OR TAP SERVING THE USE. IMPACT FEES ARE DUE AT THE TIME OF BUILDING PERMIT APPLICATION.

CITY OF EULESS HORIZONTAL  
VERTICAL CONTROL TABLE  
BASED ON NAD 83 DATUM

	NORTHING	EASTING	ELEVATION
A	7,000,203.23	2,400,015.22	567.17
B	6,999,857.84	2,400,123.96	567.16

TO MON. E. 14 TO MON. E. 15

	DISTANCE	BEARING	DISTANCE	BEARING
A	4.768835	S 20°53'10" W	1.152261	N 60°49'08" W
B	4.490321	S 23°44'56" W	1.436877	N 50°40'54" W

COMBINED SCALE FACTOR= 0.99987826

CITY APPROVAL

The City of Euless Planning and Zoning Commission, being the municipal authority responsible for approving plats, approved this plat on the date specified below and authorizes it to be recorded in the Plat Records of Tarrant County, Texas.

Chairman, Planning and Zoning Commission      Date of P&Z approval.

REPLAT  
BLOCK 5, LOT 3R  
TRAIL LAKE ESTATES  
PHASE II  
BEING A REVISION OF TRAIL LAKES ESTATES,  
PHASE II, BLOCK 5, LOTS 3 & 4  
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ABSTRACT NO. 939, CITY OF EULESS,  
TARRANT COUNTY, TEXAS.

PREPARED: FEBRUARY 17, 2014  
NOT FOR FILING

CASE NO. \_\_\_\_\_

OWNER: ANDREW CHESNEY etux DEBORAH  
801 OVERLAKE COURT  
EULESS, TEXAS 76039-2150  
(817) 283-2121  
METRO (817) 267-3103  
ANDY CHESNEY

PRISM SURVEYS, INC.  
REG. NO. 101325-00  
COMMERCIAL, RESIDENTIAL,  
BOUNDARY, TOPOGRAPHIC,  
TITLE & CONSTRUCTION SURVEYS  
P.O. BOX 181553  
1361 W. EULESS BOULEVARD, #112  
EULESS, TEXAS 76040  
(817) 540-8048

S:\SURVEYS\ANDY CHESNEY\TRAIL LAKE ESTATES 2014 PLATING 2/17/14 2.22m